

Date: 04/11/2024 01:30 pm

In re: Highland Property, LLC

**Bankruptcy No. 23-22032-CMB
Chapter: 11
Doc. # 68**

**Appearances: Will Buchanon
Andrew Pratt, Esq.
Kate Bradley
Bruce Roberts**

Nature of Proceeding: # 68 Motion to Convert Case from Ch. 11 to Ch. 7

Outcome: Hearing held. Matter continued to May 15, 2024, at 1:30 PM. Debtor is to submit proof of real estate insurance for each property by April 17, 2024. Attorney Bradley is to file a status report on April 18, 2024, stating if she received all necessary information from the Debtor. The case will be converted or dismissed if the Debtor does not provide all necessary information to attorney Bradley.

**Carlota Böhm
U.S. Bankruptcy Judge**

FILED
4/12/24 9:02 am
CLERK
U.S. BANKRUPTCY
COURT - WDPA

In re:
Highland Property, LLC
Debtor

Case No. 23-22032-CMB
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0315-2
Date Rcvd: Apr 12, 2024

User: auto
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 14, 2024:

Recip ID	Recipient Name and Address
db	+ Highland Property, LLC, 1364 Rostraver Road, Belle Vernon, PA 15012-4501

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 14, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 12, 2024 at the address(es) listed below:

Name	Email Address
Alyk L Oflazian	on behalf of Creditor PNC Bank National Association amps@manleydeas.com
Andrew Kevin Pratt	on behalf of Debtor Highland Property LLC apratt@c-vlaw.com, kmosur@c-vlaw.com:ssimmons@c-vlaw.com;jadam@c-vlaw.com;eballa@c-vlaw.com;mlocke@c-vlaw.com;akpratt.ecf@outloo k.com;ncalaiaro@c-vlaw.com;pgualtieri@c-vlaw.com
David Bradley Bassi	on behalf of Creditor Joseph Federer dbassi@bmvlaw.com
Denise Carlon	on behalf of Creditor PNC Bank National Association dcarlon@kmlawgroup.com
Donald R. Calaiaro	on behalf of Debtor Highland Property LLC dcalaiaro@c-vlaw.com, kmosur@c-vlaw.com:ssimmons@c-vlaw.com;jadam@c-vlaw.com;apratt@c-vlaw.com;mlocke@c-vlaw.com;eballa@c-vlaw.com; ncalaiaro@c-vlaw.com;pgualtieri@c-vlaw.com

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Elvina Rofael

on behalf of U.S. Trustee Office of the United States Trustee elvina.rofael@usdoj.gov

James R. Wood

on behalf of Creditor Ringgold School District jwood@portnoffonline.com jwood@ecf.inforuptcy.com

Jodi Hause

on behalf of U.S. Trustee Office of the United States Trustee jodi.hause@usdoj.gov
David.A.Berry@usdoj.GOV;Steven.W.Albright@usdoj.GOV

Office of the United States Trustee

ustpregion03.pi.ecf@usdoj.gov

Vincent DiMaiolo

on behalf of Creditor Secured Investment High Yield Fund II LLC vdimaiolo@feinsuch.com

TOTAL: 10